

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, JULY 1, 2019**

MINUTES

1. The Willmar Planning Commission met on Wednesday, July 1, 2019, at 5:30 p.m. at the Willmar City Offices Conference Room #1.

Members Present: Steve Gardner, Terry Sieck, Rolf Standfuss, Dr. Jerry Kjergaard, Jonathan Marchand, and Cletus Frank.

Members Absent: Jeff Kimpling, Christina Nelson, and Rhonda Otteson.

Others Present: Sarah Swedburg – Planner, David Ramstad – Planning & Development Director, Todd Hagen – Ehlers & Associates, Robert Scott – City Attorney, Brian Gramentz – Interim City Administrator.

2. MINUTES: Minutes of the June 19, 2019 meeting were approved as presented.
3. The Commissioners were introduced to the new Interim City Administrator, Brian Gramentz.
4. GM/MAGNUM & LEGACY ON FIRST TIF MODIFICATIONS: Staff introduced two Municipal Development Districts that are in need of modification. The Planning Commission reviewed and approved Plan Reviews in 2017 for both of the developments that these TIF Agreements effect (GM/Magnum & Legacy on First). At that time, Planning Commission found that the developments were in alignment with the Zoning Ordinance and Comprehensive Land Use Plan.

Todd Hagen of Ehlers & Associates explained that these modifications were requested by the State Auditor & the Municipal Development District amendments were a recommendation of Ehlers & Associates, consultants for the City to reconcile existing TIF Agreements. The expansion of both Municipal Development Districts would allow the City to take full advantage of Statute allowance, as well as move towards simplifying any future TIF Agreements.

Dr. Dave Ramstad also noted that by expanding these districts, it allows other redevelopment & economic development TIF projects to financially pool, should a project find itself in need.

Mr. Gardner and Mr. Frank inquired about the Commission's role in reviewing these amendments. Robert Scott, City Attorney, stated that review of this item by the Planning Commission is required by State Statute and is in alignment with Planning Commission's role, as found within the City Charter.

Mr. Gardner clarified that the resolutions would take effect on July 1, 2019.

Mr. Standfuss made a motion, seconded by Mr. Marchand, to approve Resolution 19-02, "Resolution of the City of Willmar Planning Commission Finding That a Modification to the Development Program for Municipal Development District No. VI and a Modification to the Tax Increment Financing Plan for Tax Increment District No. 3 Conform to the General Plans for the Development and Redevelopment of the City."

The motion carried.

Mr. Standfuss made a motion, seconded by Dr. Kjergaard, to approve Resolution 19-03, "Resolution of the City of Willmar Planning Commission Finding That a Modification to the Development Program for Municipal Development District No. II and a Modification to the Tax Increment Financing Plan for the Legacy on First Tax Increment Financing District Conform to the General Plans for the Development and Redevelopment of the City."

The motion carried.

There being no further business to come before the Commission, the meeting adjourned at 5:52 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sarah Swedburg", written in a cursive style.

Sarah Swedburg
Planner

**NOTICE OF HEARING ON A REQUEST FOR
A CONDITIONAL USE PERMIT**

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, July 17, 2019, at 7:01 p.m. at the City Office Building (Conference Room # 1 main floor), 333 6th St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by Dooley's Petroleum of Willmar, MN for a Gas Bulk Plant on property described as: Lots 4, 5, & 7, Block 4, Willmar Industrial Park Fourth Addition and that part of vacated parcel 11, City of Willmar Interceptor Sewer R-O-W Plat Number 1 (3105 Trott Ave SW).

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter. The Planning Commission meeting agenda and packet can be found on the City's website Calendar (www.willmarmn.gov).

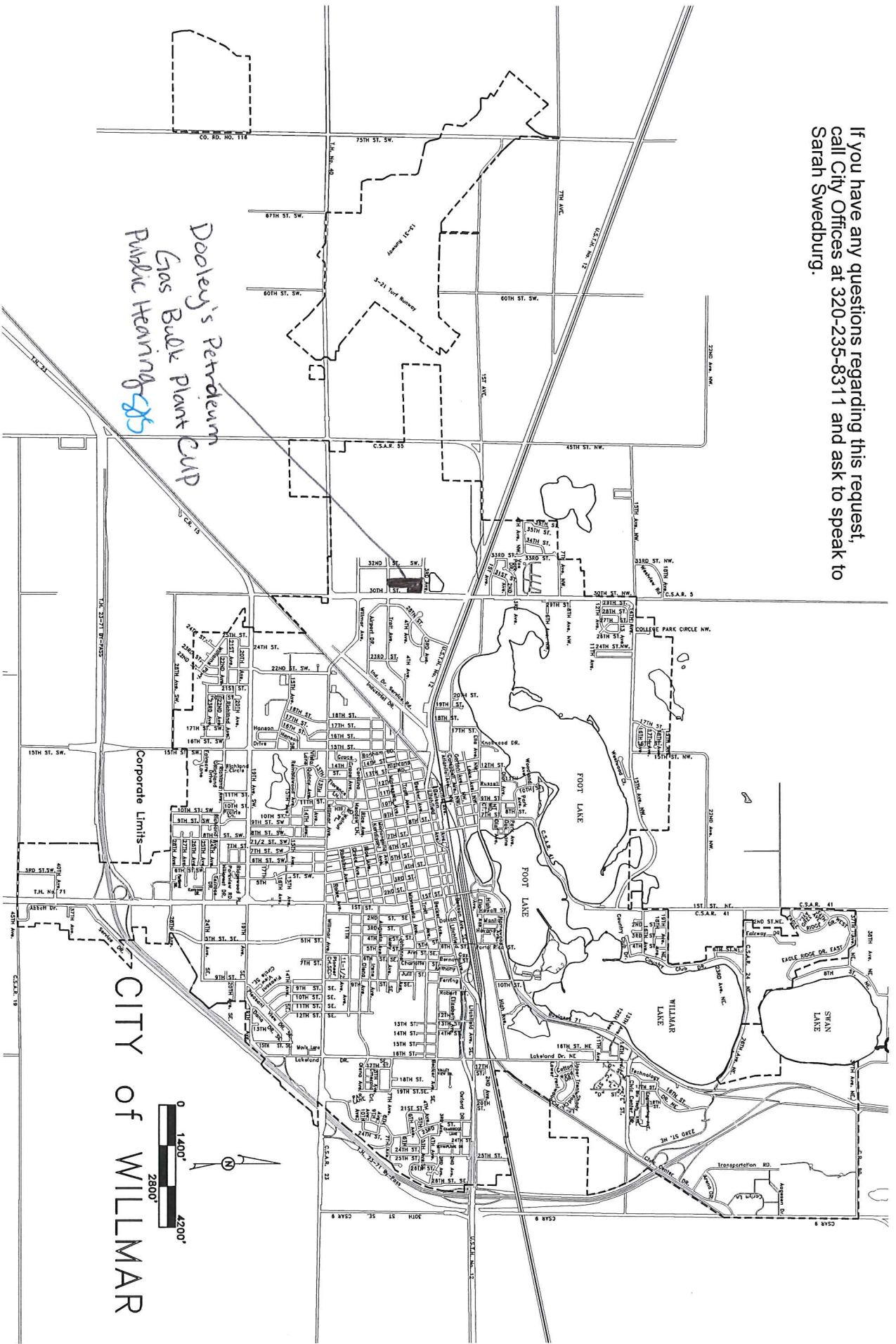
July 6, 2019
Date

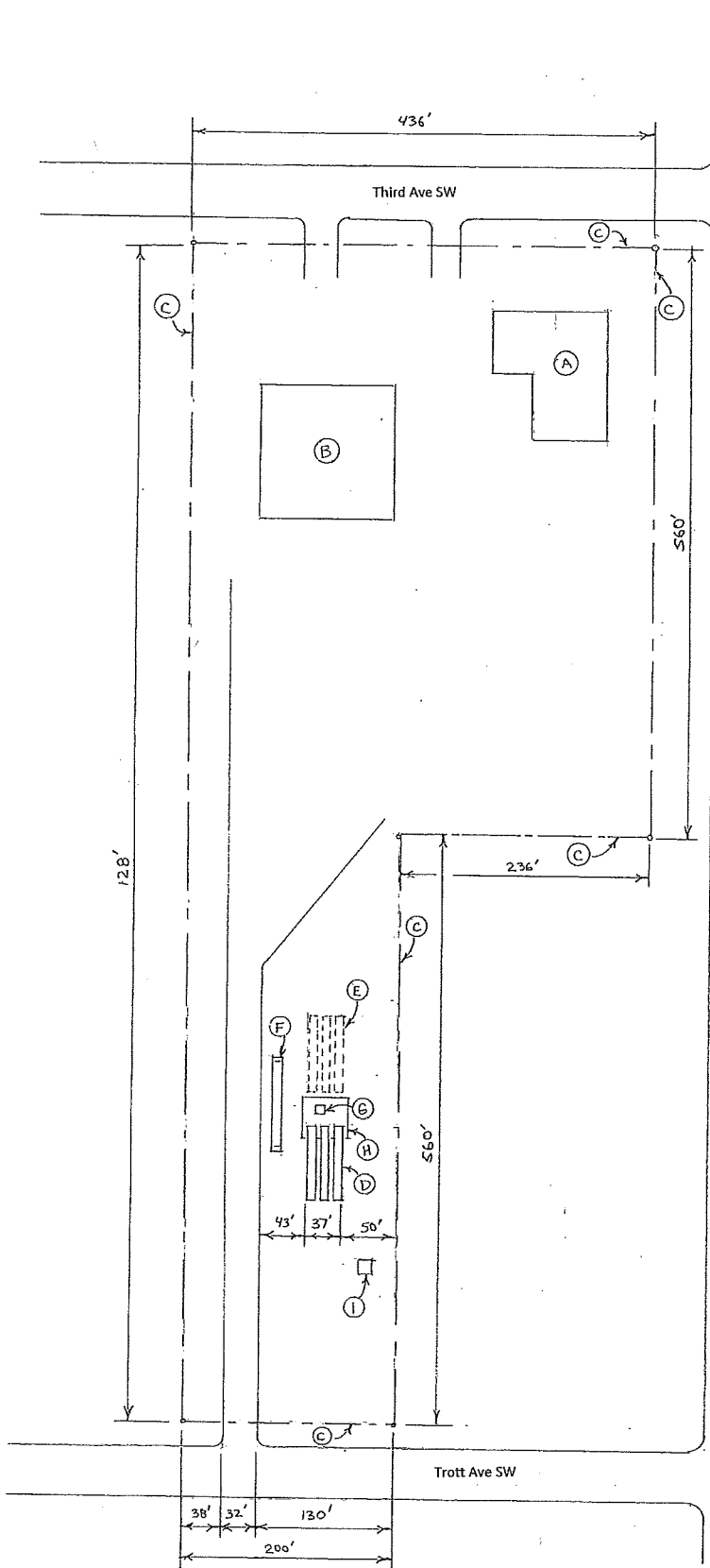
Sarah J. Swedburg
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Abby al 235-0850 ext. 1100, de Heartland Community Action Agency.

Haddii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo Wac: Sahra Gure, West Central Interpreting Services, LLC (320)235-0165 ama (320)441-8555.

If you have any questions regarding this request,
call City Offices at 320-235-8311 and ask to speak to
Sarah Swedburg.





- A - Office
- B - Shop
- C - Property Line
- D - 3-30,000 Propane Tanks
- E - 3-Future 30,000 Propane Tanks
- F - Loading/Unloading Island
- G - 2-4" Pumps
- H - Fence Enclosure
- I - Electrical Building

Dooley's Petroleum, Inc.
3101 Third Ave SW
Willmar, MN 56201

Contractor: LPG & NH3 Supply, Inc.
Buffalo, MN

Scale: 1"=100'